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Plough Cottage, Bix, Henley-on-Thames, Oxon RG9 4RS



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Plough Cottage is a charming character cottage, located in the semi-rural village of Bix, just a short drive from Henley-on-Thames. The cottage, which is not listed, has undergone considerable modernisation and was extended in 2015 by the current owner, to create a comfortable cosy home with excellent quality double glazed windows providing easeful living.

An attractive gable front portico entrance with a part glazed door opens from the parking area into the kitchen.

The kitchen has a good range of modern, hand painted wall and base units with contrasting granite work surfaces over with inset sink unit and mixer tap. An alcove houses the electric hob with extractor fan over and single oven below. There are original exposed beams on the ceiling, recessed spotlights and a wooden floor.

The adjoining dining room has matching kitchen cupboards and an integrated fridge/freezer. A wooden floor. Glazed French doors lead out to the rear garden patio.

The expansive sitting room is a bright yet cosy room. The centrepiece is the beautiful brick Inglenook fireplace housing a wood-burner with a shaped timber beam over, a shelved recess to one side and wooden flooring. There is additional space for a sofa by the French doors that open to outside, a great place to relax with a morning coffee.

Cloakroom with wash basin, w.c. and original quarry tiled floor.

Stairs lead to the first floor landing, which has access, via a drop down ladder to the part-boarded loft space.

The generous principal bedroom has a vaulted ceiling, fitted wardrobes and a Juliet balcony providing views over the rear garden and surrounding countryside. The en suite shower room has a wet room walk-in shower, wash basin and w.c. and under-floor heating.

Bedroom 2 is a spacious double with fitted wardrobes and a rear aspect. Bedroom 3 is a single bedroom, also with fitted wardrobes and a front aspect.

The family bathroom has a modern white suite comprising a panelled bath with shower and glass screen, a wash basin, w.c. and under-floor heating.

Outside

The cottage is approached from the road via a lychgate entrance providing access to the parking area and mature planting around the entrance to the cottage.

To the rear there is a mature south-facing walled garden with a patio. A raised 'alpine' shrub bed leads to the generous lawn with mature shrub borders providing year-round colour.



Living in Bix

Bix is a semi-rural village with a church and village hall situated just 3 miles Northwest of Henley with many footpaths and bridleways close by. The X38 bus service connects Henley with Oxford via Nettlebed and Wallingford.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford Crossrail 2021) 55 minutes.

- Maidenhead M4 Junction 8/9 - 10 miles
- Stokenchurch M40 Junction 4 - 12 miles
- London Heathrow - 24 miles
- London West End - 34 miles

Henley-on-Thames has a wide selection of shops, including independent shops and boutiques, a 3-screen cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

Schools

Primary Schools - Nettlebed Community School

Secondary Schools - Gillotts School, Langtree School

Sixth Form - Henley College

Prep Schools - St Mary's School, Rupert House School, Moulsoford

Private Schools - School buses operate to Shiplake College, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

There is fabulous walking, cycling and horse riding through the local Beech woods with plenty of country pubs within walking distance including the Golden Ball at Lower Assendon.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band E

Services -



Plough Cottage, Bix, Henley On Thames, RG9 4RS

Approximate Gross Internal Area = 100.9 sq m / 1087 sq ft

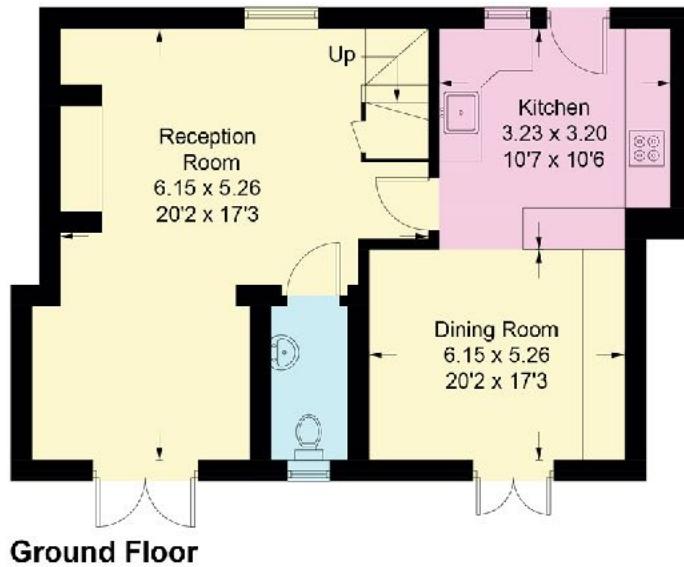


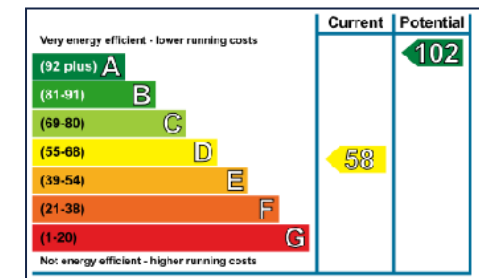
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